



December 17, 2016

ANNUAL MEETING PLANED FOR 1/12/17 AT GOLETA VALLEY COM CENTER

The 2017 Annual Membership Meeting is scheduled for January 12, 2017, at 6PM, at the Goleta Valley Community Center (5679 Hollister Ave, Goleta). Please plan to attend. A formal notice has been sent separately. If you have not done so, upon receipt of the Notice, even if you plan to attend, please complete the lower portion (proxy) and return it in the self-addressed-stamped envelope provided. At the meeting, your presence will cancel your proxy.

There will be an election for 3 open positions (two for 2 years and one for 1 year). Cathy Leyva & Joe Mora are completing their 2-year terms and are willing to serve again. With the recent resignation from Jaime Escobedo, there is one spot for a one-year term available. To qualify for the Board, the candidate must be an owner of the unit and in good standing with the Association. At the Meeting, if you are interested in serving on the Board, please have someone nominate you or you may nominate yourself. If there are more than 3 candidates, then a secret ballot will have to be sent to all unit owners.

Thank you in advance for your attendance and/or your proxy.

RESIDENTS IN DANGER OF GETTING INJURED

When going in and out of the complex, please watch your speed and look out for other vehicles (and pedestrians) going in and out. It's been reported that when the gate is open, some vehicles tend to go rather fast. Thank you for taking it slow and easy.

2017 BUDGET SENT; MONTHLY FEE UNCHANGED

Last month, you were sent a copy of next year's budget with "projected" year-end figures. In early January, you will receive another copy. As you may remember, in order to meet expenses, the Budget calls for the monthly assessment fee to remain the same. In other words, **EFFECTIVE JANUARY 1, 2017**, the monthly fee stays the same at...

\$370/month

If you would like to sign up for the auto pay program, please call the number below.

CHILDREN RIDING BIKES IN PARKING LOT POSING DANGER

Children riding their bikes in the parking lots may pose danger to themselves and others. As a reminder, the parking lots are not a playground. As parents, you may want to take your children to the nearby school area instead.

BOARD TREASURER RESIGNED

As mentioned in the 1st article, the Board recently received a resignation note from its long time treasurer, Jaime Escobedo. We wish to thank Jaime for his help. In Jaime's place, the Board has appointed the 2nd VP, Howard Lange, to be the new Treasurer until an election is held in January.

OWNER INFORMATION FORM NEEDED

To comply with a new civil code, all owners were sent a form to complete regarding information of your unit. If you have not done so, please complete and return. Thank you.

RECYCLING CHRISTMAS TREE AREA DESIGNATED

As in past years, once the holidays are over, you may have your live Christmas tree recycled. There will be 2 areas for you to drop off your real tree (please make sure to remove all decorations and stand): one by the pool and one across from Bldg 7606. These areas will be marked by cones. Thank you for recycling and not dumping it the trash dumpster.

NEW FRONT GATE SYSTEM ACTIVATED

As you know, the new gate system has been activated for several months now. If your gate clicker or access card does not work, please call the number below. Please have your gate clicker number or access card ready when call (some people have taken a photo of the backside of their gate clicker and emailed it). The Association has been successful in reprogramming the digits into the gate system.

At this time, the four digit gate code (preceded by a “#” sign) that was given to all owners and residents will continue to work until further notice. The Board has decided to forego giving out individual codes. From time to time, the Board will change the four-digit code to purge unauthorized users. Any questions, please call 805-569-1121 #204 or #103. Thank you.

NEED TO GET RID OF MATTRESS?

Recently, in the local newspaper, there was a large page ad regarding how to get rid of your unwanted mattress. Please take a look at this website www.byebyemattress.com. Thank you.

CALL GAS CO. TO CHECK FURNACE

Did you know that the So Cal Gas Company will inspect your furnace and gas appliance for free? You can call 800-427-2200 to schedule for an appt. Just follow the prompt. You may want to beat the rush and have it done before the weather turns cooler.

PET FOOD ATTRACTING UNWANTED ANIMALS

When pet food is left outside, it attracts animals like rodents and insects (even if you live on the

3rd floor). Please put away your pet food especially in the evening. While the Association has an on-going rodent control program for several years now, your help is still needed to minimize their source of foods. Thank you.

ASSOC WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Ms. A. Castellanos, Mr. I. Guerrero.

GRATITUDE EXPRESSED BY THE GARDENER (JOSE SOTO)

The gardener that is assigned by Enviroscaping to take care of our grounds expressed heart felt gratitude for your generous gifts. About 25 units responded and the checks were recently given to Jose. He also received gifts from residents that directly handed to him. Thank you for your generous response and for making Jose's Christmas a little brighter.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex weighing over 25 pounds...even visitor's dog. If you have a guest with an oversized dog, please ask your guest to leave the dog at home. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered

item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association

keeps track of the owners / tenants ratio. Thank you.

PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

BOARD MEETING SCHEDULED; REQUEST IN WRITING;

The next monthly Board Meeting is scheduled for **Thursday, January 12, 2017**, at 6PMish, right after the Annual Meeting, at the Goleta Valley Community Center (5679 Hollister Ave), Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

The Association requires current contact information from all owners. If you move, have a change in renters or contact information, please provide that information to the Association at the address below.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

**FROM YOUR BOARD & ALL OF US AT
BARTLEIN & COMPANY, INC.**

HAPPY HOLIDAYS!!!

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